



17 acres/6.9 hectares

US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road
frontage

Zoning - Local Commercial

Mr. Emmet J. Hawkes
Hawkes & Company Realtors
213 West Figueroa Street
Santa Barbara CA 93101
(805) 966-0891 phone
hawkesco@cox.net
www.ejhawkesrealty.com



**17 Acres/6.9 Hectares
Bagdad, North of Vista Ridge**

Site 23

Property				
Total Acreage: 17 acres/6.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E		
Location				
City: Leander		County: Williamson		
Address/Directions: Just over 500 feet/152 meters north of the Bagdad Road/Vista Ridge intersection, east of the Carneros subdivision				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 2 miles/3.2 kilometers		Type of Zoning: Multi-Family and Single-Family Townhouse		
Distance to Interstate Highways: 12 miles/19 km				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 953 x 724 feet/290 x 221 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on cobbly clay with 1 to 8 percent slopes		Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete		
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: not platted
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: several parcels in-and-around this area are owned by this one person		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Residential with considerations for mixed-use based upon the Composite Zoning Ordinance (CZO)		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 and 18 inches/20.3 cm and 45.72 cm Pressure: 44 psi/303 kilopascals		Sewer - Size of Nearest Line: 8 inches/20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Emmet J. Hawkes	Phone: (805) 966-0891	Facs: Not Available	Email: hawkesco@cox.net	Web Site: www.ejhawkesrealty.com
Sales Price: \$3.25 per square foot submit		Lease Price: Not Applicable		
Comments: Located on one of Leander's major north-south corridors with frontage. Numerous residents and several businesses located within walking distance of this site.				